



THE
A-TEAM

**RE/MAX
FIRST**

116 31 Avenue, Calgary T2M2N9

MLS®#: **A2200376**

Area: **Tuxedo Park**

Listing Date: **03/07/25**

List Price: **\$939,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**
Lot Information
Lot Sz Ar: **7,502 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,563**
Low Sqft:
Ttl Sqft: **1,563**

DOM

3
Layout
Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Cleared**
Park Feat: **Carport,Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Wall Furnace**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Ceiling Fan(s),See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	34`9" x 27`4"
3pc Bathroom	Main	34`9" x 16`5"
Bedroom	Main	38`3" x 36`4"
Bedroom	Main	34`2" x 30`11"
3pc Bathroom	Basement	19`2" x 16`8"
Bedroom	Basement	38`7" x 34`9"
Kitchen	Basement	58`10" x 29`6"

Room	Level	Dimensions
Kitchen	Main	29`9" x 48`11"
3pc Bathroom	Main	23`6" x 27`8"
Bedroom	Main	34`5" x 39`4"
Office	Main	36`11" x 44`3"
3pc Bathroom	Basement	19`8" x 36`4"
Kitchen	Basement	53`10" x 44`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2617AG

R-CG

Remarks

Pub Rmks:

Attention Investors and Developers! Discover this exceptional turnkey investment opportunity in the highly sought-after neighborhood of Tuxedo Park, featuring a rare 62-foot frontage and 120-foot depth with R-CG zoning. This fully occupied revenue property offers stunning downtown city views and generates FIVE SEPARATE INCOME STREAMS, including a coin-operated laundry. The property features four self-contained illegal units, each designed for maximum comfort and privacy, with separate entrances, charming decks, green spaces, and captivating views. Set on a large lot with immense redevelopment potential, especially under the current blanket rezoning, this property is perfect for investors seeking steady income and future growth. The prime location offers unbeatable convenience, with quick access to downtown, top-rated K-12 schools, SAIT, the University of Calgary, public transit, and major routes throughout the city—all within a 20-minute drive. This is a rare opportunity to secure a high-performing investment property in one of NW Calgary's best neighborhoods. Act now and invest in your future!

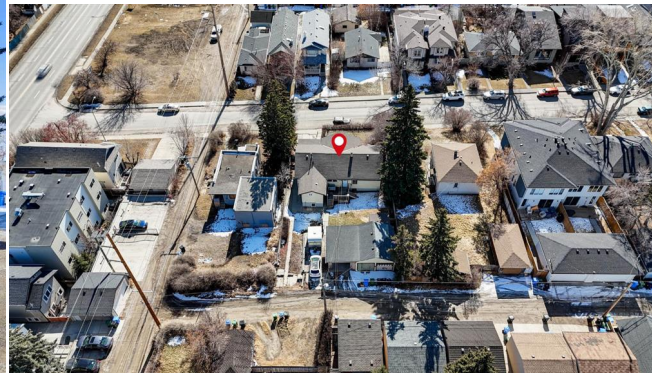
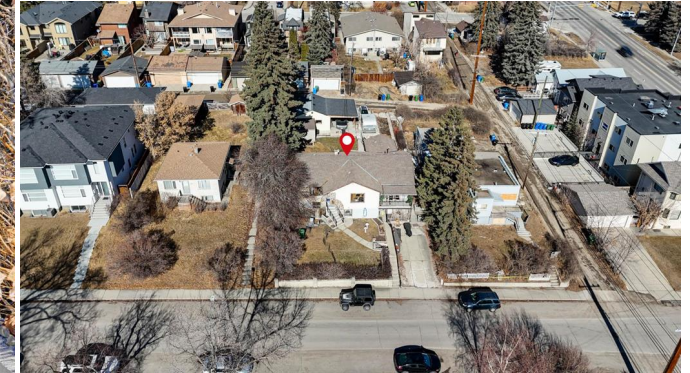
Inclusions:

1 Dishwasher, 4 Stoves, 4 Fridges, 1 Washer & 1 Dryer (coin operated)

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



116 31 Ave NW, Calgary, AB

Basement (Below Grade) Exterior Area 1554.89 sq ft
Interior Area 1554.32 sq ft



PREPARED: 2024/03/07
While figures are included from title floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Main Floor Exterior Area 1563.96 sq ft
Interior Area 1483.00 sq ft



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